RENTAL MARKET REPORT
Hamilton and Brantford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

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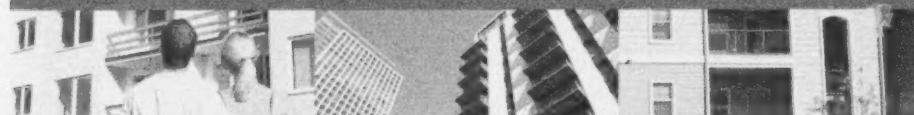
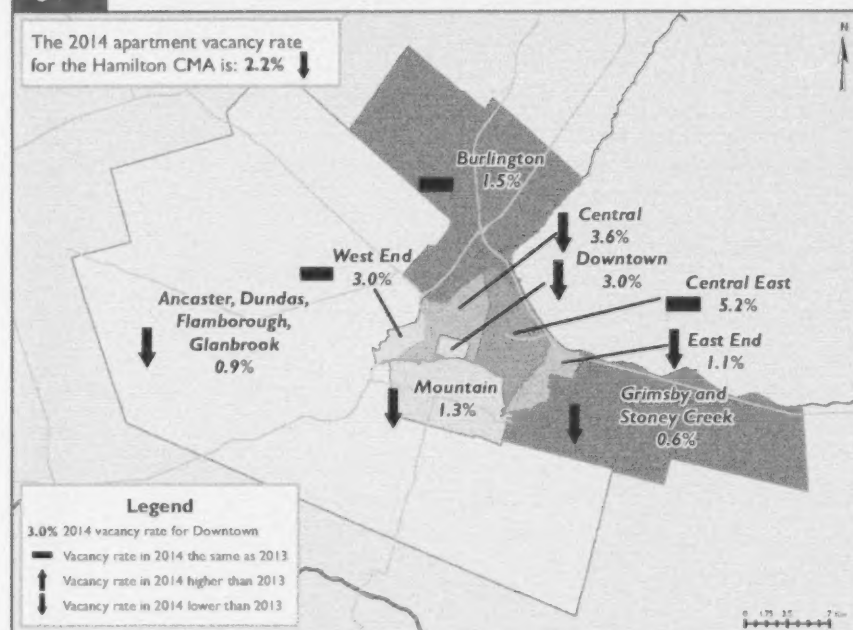Date Released: Fall 2014

Hamilton CMA Highlights

- Hamilton CMA average rental apartment vacancy rate dropped to 2.2 per cent in 2014.

- Strong full-time employment among young adults and stable immigration supported rental demand.

- Fixed sample average rent for two-bedroom apartments up 2.8 per cent.

Figure 1

The 2014 apartment vacancy rate for the Hamilton CMA is: **2.2%** ↓

Burlington 1.5%

Central 3.6%

Downtown 3.0%

Central East 5.2%

West End 3.0%

Ancaster, Dundas, Flamborough, Glanbrook 0.9%

East End 1.1%

Mountain 1.3%

Grimsby and Stoney Creek 0.6%

Legend
3.0% 2014 vacancy rate for Downtown
— Vacancy rate in 2014 the same as 2013
↑ Vacancy rate in 2014 higher than 2013
↓ Vacancy rate in 2014 lower than 2013

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Overview: Vacancies and Rents in Hamilton CMA

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2014, the average vacancy rate[1] in the Hamilton Census Metropolitan Area (CMA) dropped to 2.2 per cent from 3.4 per cent in 2013. This marked the lowest average vacancy rate in the Hamilton CMA since 2002, when the rate was 1.6 per cent. The average rental apartment vacancy rate fell for all bedroom types, with the exception of bachelor units for which the rate remained relatively unchanged. The availability rate[2] in the Hamilton CMA was 3.6 per cent in 2014, down from 5.2 per cent in 2013. The rental market universe was down by 222 units in 2014 compared to the prior year. The fixed sample average rent[3] for two-bedroom apartment rose by 2.8 per cent in 2014.

Submarket Results: Two-bedroom Apartments Had the Lowest Average Vacancy Rate in Hamilton

At 1.6 per cent in 2014, the average vacancy rate for two-bedroom apartments declined to its lowest level in 12 years, down from 2.9 per cent a year ago. Two bed-room units registered the lowest average vacancy rate among all apartment types in 2014. In terms of magnitude however, the largest decline occurred in the vacancy rate for three-bedroom
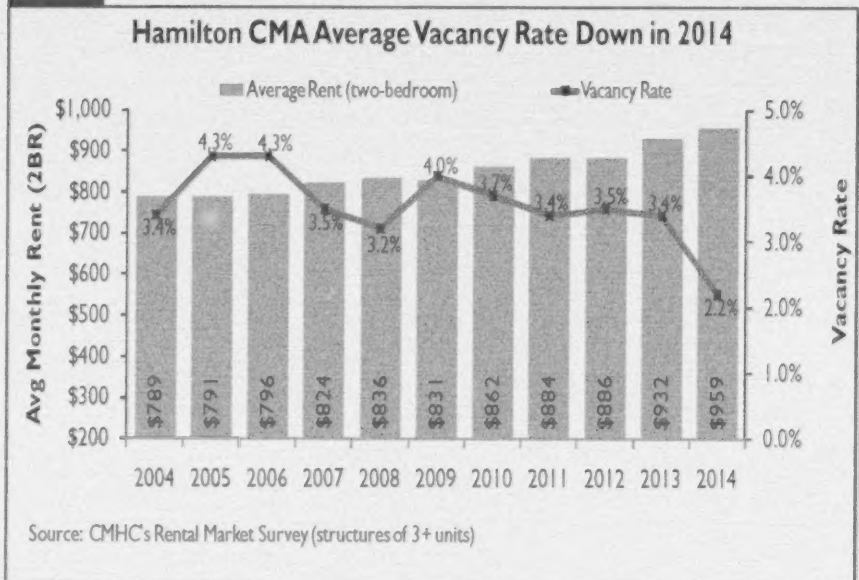
Figure 2

Hamilton CMA Average Vacancy Rate Down in 2014

Source: CMHC's Rental Market Survey (structures of 3+ units)

Figure 3

Two-bedroom Apartments Had the Lowest Average Vacancy Rate in Hamilton

Source: CMHC's Rental Market Survey (structures of 3+ units)

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[1] Based on privately-initiated rental apartment structures of three or more units

[2] A rental unit is considered available if the existing tenant has given, or has received, notice to move and a new tenant has not signed a lease; or the unit is vacant

[3] When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

apartments which fell to 1.9 per cent in 2014 from 5.1 per cent in 2013. Despite being the highest among all apartment types, the vacancy rate for bachelor apartments remained stable at 5.1 per cent in 2014. Since 2005, the bachelor units have consistently recorded the highest vacancy rates in the Hamilton CMA.

The vacancy rates for the largest structure size category of two hundred and more units decreased for all apartment types. This trend highlights the popularity of high-rise buildings, as they generally have modern amenities which attract many renter households.

This year's apartment availability rate declined significantly among all bedroom types, with the exception of the rate for bachelor units which remained practically unchanged from 2013. Generally, the availability rate is a useful measure for property managers as it allows them to manage not only the vacant units, but those known to be coming onto the market. A tighter rental market in 2014 enabled landlords to fill available units with greater ease.

The fixed sample average rent in apartment structures surveyed in both 2013 and 2014 increased by 1.7 per cent for bachelor units, 2.9 per cent for one-bedroom units, 2.8 per cent for two-bedroom units and 2.5 per cent for three-bedroom apartments. The fixed sample rents grew at a slower rate among all bedroom types in 2014 compared to the previous year. The slower increase was mainly due to rents that were constrained by

a much lower allowable Ontario Rent Review Guideline[4] amount of 0.8 per cent in 2014.

Across Hamilton, vacancies were lower in Grimsby, Stoney Creek, Ancaster, Dundas, Flamborough and Glanbrook. Conversely, the Central East had the highest average apartment vacancy rate at 5.2 per cent in 2014, reflecting renters vacating their units and moving into homeownership. The average rent for two-bedroom units was equivalent to a monthly mortgage carrying cost[5] for an average condominium apartment. This helps explain the current trend of renters moving into homeownership in Hamilton Central. As of October 2014, the average monthly mortgage payment for a condominium apartment in Hamilton Central was approximately $752, the lowest across the Hamilton CMA.

The largest vacancy rate declines occurred in Grimsby/Stoney Creek and the Central zone. Meanwhile, the average vacancy rate in Burlington and the West End remained practically unchanged from the previous year. Row homes form a small part of the rental market in most rental zones, but in Burlington they represented about 14 per cent of primary rental supply. Although rents for these units are close to the highest in the CMA, demand for them increased. Prices for homes tend to be higher in Burlington and rental townhouses are an affordable option for families needing more space.

The number of apartment units in the rental market universe was

Apartment Vacancy Rates (%) by Major Centres		
	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	2.7	2.8

down by 222 units in 2014 compared to the prior year. This decline was experienced across all areas in the CMA, with the exception of Mountain and Burlington where the rental universe increased slightly by

[4] The Ontario's annual Rent increase Guideline is the maximum amount that most landlords can increase a tenant's rent during the year without making an application to the Landlord and Tenant Board. It is based on the CPI, which is regarded as an objective, reliable measure of inflation, charting the change in the price of all goods and services in the provincial economy

[5] Mortgage carrying costs are calculated on the average MLS® price, a five per cent down payment, the fixed five-year mortgage rate and the longest available amortization.

one and six units respectively. The increase in the number of rental units in Burlington did not translate to a higher vacancy rate, which means there was enough demand to absorb the additional units that came on the market. Rental demand outpaced supply in the Mountain area. As a result, the average vacancy rate was 1.3 per cent, significantly down from 3.1 per cent in 2013. Meanwhile, Central East accounted for most of this year's decline (159 units) in rental universe, which helped stabilize the impact of renters moving to the homeownership market. In the West End, the vacancy rate remained unchanged at three per cent, despite the decreased number of rental units.

Supply and Demand Factors: Strong Full-time Jobs among Young Adults and Stable Immigration Supported Rental Demand

Strong full-time employment among young adults, stable immigration, and higher mortgage carrying costs relative to apartment rents pulled Hamilton's purpose-built rental apartment vacancy rate downward.

According to Statistics Canada labour force survey data, as of September

2014, the year-to-date full-time employment among the 15 to 24 age group increased slightly by 0.4 per cent compared to the first nine months in 2013. Strong full-time employment in the 15 to 24 age group encouraged household formation among young adults. A higher level of household formation among this group tends to increase overall rental housing demand, as young adults are predominantly renters.

Stable immigration continued to support rental apartment demand in Hamilton. Typically, new immigrants move into rental accommodation upon arriving in Canada, because most of them do not have the required down-payment and/or established credit history to qualify for a mortgage.

The rising cost of ownership housing since the spring of 2014 was another factor that supported rental demand in 2014. Some prospective first time buyers postponed a home purchase and remained in rental accommodation as they were unable to substitute into a lower priced home and had difficulty saving enough for their down payment. Other young adults who lived in the parental home during the previous years were less able to access ownership

housing and as a result moved into rental accommodation. First time buyers aged 25-34 are relatively more sensitive to house price changes, particularly in Ancaster and Flamborough where house prices are higher than the rest of Hamilton. Many renter households were priced out of these less affordable markets, which in turn reduced the movement from rental accommodation to homeownership. This trend was evident by the lower vacancy rates for rental apartments in Ancaster and Flamborough.

On the supply side, Hamilton privately initiated rental market universe was down by 222 units in 2014, following an increase in the previous year. The rental apartment universe declined across all bedroom types, placing further downward pressure on vacancy rates in the purpose-built rental market. Approximately, 54 per cent of the units removed from the rental universe this year were two-bedroom units. Consequently, the average vacancy rate for two-bedroom units declined to 1.6 per cent, the lowest across all bedroom types.

Brantford CMA Highlights

- Brantford CMA average rental apartment vacancy rate relatively stable at 2.4 per cent in 2014.

- Limited rental apartment supply supported stable vacancy rates.

- Fixed sample average rent for two-bedroom apartments up 1.8 per cent.
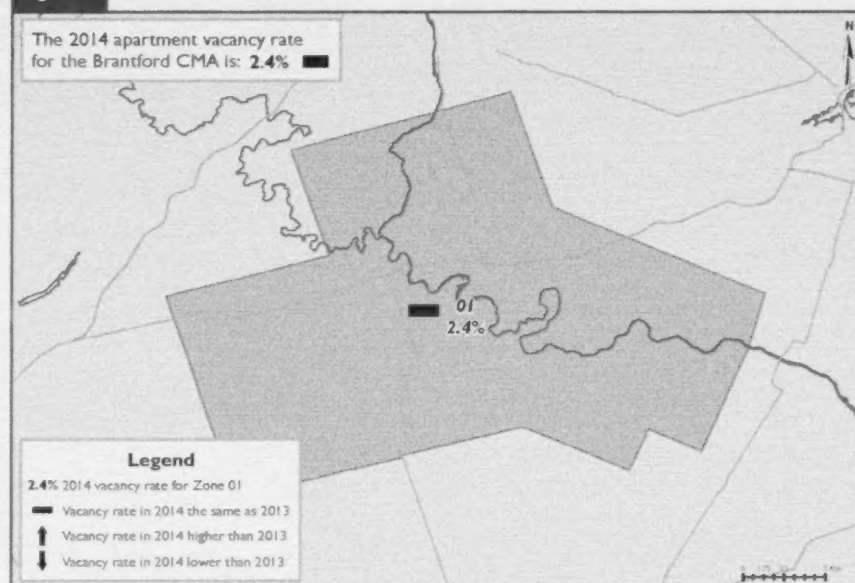
Overview: Vacancies and Rents in Brantford CMA

According to the rental market survey conducted in October 2014 by Canada Mortgage and Housing Corporation (CMHC), the Brantford Census Metropolitan Area (CMA) average vacancy rate in privately initiated rental apartments with three or more units was 2.4 per cent in 2014, compared to 2.9 per cent in 2013. This year's average vacancy rate remained relatively stable, considering the survey margin of error. The availability rate in the Brantford CMA was 3.2 per cent in 2014, down from 4.3 per cent in 2013. The rental market universe remained unchanged in 2014 compared to the prior year. The fixed sample average rent for two-bedroom apartment rose by 1.8 per cent in 2014.

Submarket Results: Lower Average Vacancy Rate for Two-bedroom Apartments in Brantford

The average vacancy rate for two-bedroom apartments declined to a three year low of 1.9 per cent in 2014, from 3.3 per cent in 2013. Meanwhile, the average vacancy rate among all other bedroom apartments remained stable in 2014. The average vacancy

Figure 4

The 2014 apartment vacancy rate for the Brantford CMA is: 2.4%

2.4%
01

Legend
2.4% 2014 vacancy rate for Zone 01
— Vacancy rate in 2014 the same as 2013
↑ Vacancy rate in 2014 higher than 2013
↓ Vacancy rate in 2014 lower than 2013

rate for apartment structures built between 1975 and 1989 was 1.6 per cent in 2014, down from 3.5 per cent in 2013. This represented the lowest vacancy rate among all apartment structures in 2014. Two-bedroom apartments in structures with 50 to 99 units registered the lowest vacancy rate of 1.3 per cent among all apartment structure size and bedroom type.

The availability rate in the Brantford CMA was 3.2 per cent in 2014, down from 4.3 per cent in 2013. The availability rate declined for one-bedroom and two-bedroom units, while remaining relatively unchanged for bachelor and three-bedroom units. A better balance between demand and supply of rental accommodation enabled landlords to fill available units within a reasonable period.

The fixed sample average rent for two-bedroom units surveyed in both 2013 and 2014 was up 1.8 per cent in the Brantford CMA. This year's rent growth was above the 0.8 per cent maximum allowable rent increase

indicated in the Ontario Rent Review Guideline. Meanwhile, the average rent for one-bedroom and three bedroom units increased by 2.4 and 2.6 per cent respectively.

Supply and Demand Factors: More Full-time Jobs among Young Adults and Fewer New Immigrants Helped Stabilize Rental Demand

Strong full-time job creation among the 15 to 24 age group encouraged more young adults to leave the parental home and form their own household. More specifically, the year-to-date full-time employment among the 15 to 24 age group increased by 5.6 per cent compared to the first nine months in 2013. The high propensity to rent combined with less savings and employment history for this segment of the population supported demand for less expensive rental apartments. Consequently, the average vacancy rate for apartments in

the $600 to $699 rent range declined to 0.9 per cent in 2014 from 2.7 per cent in 2013.

Migration likely did not support greater rental demand this year. Ontario net migration, including the international component, was lower in the first half of 2014 compared to the same period a year earlier. Migration from other countries has been the primary source of positive net migration in Brantford and has the greatest impact on rental demand. According to Statistics Canada's 2011 National Household Survey, approximately two out of every three immigrant households that lived in Brantford for five years or less were renters. Brantford net migration data for 2014 has yet to be released, but it's reasonable to assume from the Ontario data that it did not provide a greater contribution to rental demand this year. This helps explain why the average vacancy rate in 2014 was relatively unchanged from a year ago.

On the supply side, Brantford privately

Figure 5

Brantford CMA Average Vacancy Rate Stable in 2014

Source: CMHC's Rental Market Survey (structures of 3+ units)

initiated rental market universe remained unchanged in 2014, following a 1.7 per cent decline in the previous year. The rental apartment universe remained unchanged across all bedroom types, with the exception of one-bedroom apartments which had a slight decline of 0.9 per cent. The main

contributing factor to this year's stable universe was that no rental apartment completions occurred anywhere across the CMA. Other changes to the rental apartment universe may include units not available for rent due to demolitions, renovations or conversions to ownership.

Hamilton CMA

ZONES

01 - Downtown	06 - Mountain
02 - Central East	07 - Grimsby & Stoney Creek
03 - East End	08 - Burlington
04 - Central	09 - Ancast, Dundas, Flambo, Glanbrook
05 - West End	Municipal Boundaries*

* 2011 Census boundaries, Statistics Canada

Brantford CMA

Brant

Brantford

Six Nations (Part) 40

0 1.25 2.5   5   7.5 Km

ZONES

01 - Brantford CMA

Municipal Boundaries*

* 2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - HAMILTON CMA	
Zone 1	**Downtown Core** (census tracts 0034, 0035, 0036, 0037, 0038, 0039, 0048, 0049 and 0050).
Zone 2	**Central East** (census tracts 0025, 0027, 0028, 0029, 0030, 0031, 0032, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0059, 0060, 0068, 0069, 0070, 0071 and 0073).
Zone 3	**East End** (census tracts 0026.01, 0026.02, 0026.03, 0026.04, 0026.05, 0026.06, 0072.01, 0072.02, 0072.03 and 0072.04).
Zone 4	**Central** (census tracts 0017, 0033, 0040, 0041, 0042, 0047, 0051, 0061, 0062, 0063, 0064, 0065, 0066 and 0067).
Zone 5	**West End** (census tracts 0043, 0044, 0045 and 0046).
Zone 6	**Mountain** (census tracts 0001.01, 0001.02, 0001.04, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.01, 0002.03, 0002.04, 0002.05, 0002.06, 0003.01, 0003.02, 0003.03, 0003.04, 0004.01, 0004.02, 0005.01, 0005.02, 0005.03, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0018, 0019, 0020, 0021, 0022, 0023 and 0024).
Zones 1-6	**Former City of Hamilton**
Zone 7	**Grimsby and Stoney Creek** (census tracts 0080.01, 0080.03, 0080.05, 0080.06, 0080.07, 0081, 0082, 0083, 0084.01, 0084.02, 0084.03, 0084.04, 0084.05, 0085.01, 0085.02, 0085.03, 0086, 0300, 0301, 0302, 0303.01 and 0303.02).
Zone 8	**Burlington** (census tracts 0200, 0201, 0202, 0203, 0204, 0205.01, 0205.02, 0206, 0207.01, 0207.02, 0207.03, 0207.04, 0208, 0209, 0210, 0211, 0212, 0213, 0214, 0215, 0216, 0217.01, 0217.02, 0218, 0219, 0220, 0221, 0222.01, 0222.02, 0222.03, 0223.01, 0223.02, 0223.05, 0223.06, 0223.07, 0223.09, 0223.10, 0223.12, 0223.13, 0223.14, 0223.15, 0223.16, and 0224).
Zone 9	**Ancaster, Dundas, Flamborough, Glanbrook** (census tracts 0100, 0101.01, 0101.02, 0120.01, 0120.02, 0121, 0122.01, 0122.02, 0123, 0124, 0130.02, 0130.03, 0131, 0132, 0133.01, 0133.02, 0140.02, 0140.03, 0140.04, 0141, 0142.01, 0142.02, 0143, 0144.01 and 0144.02).
Zones 1-9	**Hamilton CMA**

RMS ZONE DESCRIPTIONS - BRANTFORD CMA	
Zone 1	Brantford City and Brant City.
Zone 1	Brantford CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

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Available in SELECTED Rental Market Reports

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Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

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1.1.1 Private Apartment Vacancy Rates (%)
by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	5.2 c	**	3.9 a	2.8 b	3.3 a	2.2 b	5.5 c	**	3.8 a	3.0 b
Central East	**	**	5.5 b	6.4 c	5.4 b	3.5 c	12.1 d	**	5.9 b	5.2 b
East End	**	0.0 d	2.4 a	1.2 a	2.7 a	0.8 a	5.5 b	**	2.9 a	1.1 a
Central	**	**	6.2 b	4.2 d	5.0 c	3.0 c	**	**	6.1 c	3.6 c
West End	**	0.0 d	3.4 b	3.0 c	2.5 a	3.5 c	3.5 c	0.0 d	3.0 b	3.0 c
Mountain	5.3 c	**	3.1 b	1.7 c	2.7 a	0.9 a	5.4 b	0.0 d	3.1 a	1.3 a
Hamilton City (Zones 1-6)	6.1	5.3	3.9	2.9	3.3	1.9	6.5	3.9	3.9	2.6
Grimsby and Stoney Creek	0.0 d	0.0 d	4.2 b	0.0 c	3.6 b	0.9 d	**	**	3.6 b	0.6 b
Burlington	**	**	1.8 b	2.2 b	1.8 b	1.2 a	**	0.2 c	1.9 b	1.5 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	2.4 c	1.1 d	2.3 c	0.6 b	**	**	2.2 c	0.9 d
Hamilton CMA	**5.5 b**	**5.1**	**3.6**	**2.7**	**2.9**	**1.6**	**5.1**	**1.9**	**3.4**	**2.2**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	571 a	587	717	756	895 a	936 a	1,090 b	1,176	778	822
Central East	486 a	505 a	646 a	655	772 a	775 a	870 a	904 a	697 a	704
East End	575 a	580	720 a	725	798 a	826 a	923 a	960 a	772	786
Central	545 b	579	687 a	710	864 a	907 a	1,078 a	1,077 a	764	785
West End	644 b	579 c	789 a	805	960 a	984 a	1,101 a	1,188 c	877	884
Mountain	582 a	579 a	739 a	736	877 a	868	967 b	939	817 a	805 a
Hamilton City (Zones 1-6)	558	573	717	736	863	884	1,003	1,026	785	802
Grimsby and Stoney Creek	610 b	504 b	704 a	721	827 a	851 a	**	1,006	768 a	824
Burlington	932 b	935 b	1,023 a	1,077	1,148 a	1,199 a	1,362 a	1,395 a	1,121	1,173
Ancast./ .das/Flambor./Glanbrk.	667 b	591 b	840 b	883 b	946 a	963 a	**	**	908 a	939
Hamilton CMA	**588**	**592**	**766**	**792**	**932**	**959**	**1,130**	**1,173**	**854**	**881**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent (0 ≤ cv ≤ 2.5), b- Very good (2.5 < cv ≤ 5), c - Good (5 < cv ≤ 7.5), d - Fair (Use with Caution) (7.5 < cv ≤ 10)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	806	800	5,681	5,670	3,550	3,541	185	184	10,222	10,195
Central East	200	197	1,721	1,658	1,367	1,286	171	159	3,459	3,300
East End	55	55	1,676	1,661	2,708	2,707	270	269	4,709	4,692
Central	215	214	1,307	1,312	1,163	1,143	256	258	2,941	2,927
West End	94	95	1,263	1,260	1,130	1,128	204	202	2,691	2,685
Mountain	216	216	3,160	3,160	3,664	3,665	420	420	7,460	7,461
Hamilton City (Zones 1-6)	1,586	1,577	14,808	14,721	13,582	13,470	1,506	1,492	31,482	31,260
Grimsby and Stoney Creek	68	68	540	540	727	723	75	76	1,410	1,407
Burlington	103	102	2,743	2,744	4,915	4,915	678	684	8,439	8,445
Ancast./Dundas/Flambor./Glanbrk.	19	19	545	545	682	679	76	76	1,322	1,319
Hamilton CMA	**1,776**	**1,766**	**18,636**	**18,550**	**19,906**	**19,787**	**2,335**	**2,328**	**42,653**	**42,431**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	8.2 c	**	6.0 a	4.5 c	5.7 a	3.7 b	6.1 c	**	6.0 a	4.5 b
Central East	**	**	5.7 b	7.7 b	5.9 c	5.5 c	12.1 d	**	6.3 c	6.8 c
East End	**	0.0 d	4.3 a	1.7 a	4.5 c	1.7 c	8.8 b	**	4.8 a	1.8 a
Central	**	**	7.8 c	5.6 d	7.5 c	4.3 d	9.0 c	**	7.9 b	4.9 d
West End	**	0.0 d	6.4 b	5.5 d	5.3 b	4.9 c	4.0 b	0.0 d	5.8 a	4.9 c
Mountain	8.8 c	**	4.8 a	2.3 c	4.6 c	2.2 c	9.8 b	**	5.0 a	2.3 c
Hamilton City (Zones 1-6)	8.6 b	5.9 d	5.7 a	4.2 b	5.3 b	3.2 b	8.5 c	5.3 b	5.8 a	3.9 b
Grimsby and Stoney Creek	4.3 d	0.0 d	6.4 b	0.4 b	6.1 b	1.6 c	**	**	6.0 a	1.1 a
Burlington	**	2.7 c	2.8 a	3.4 b	3.2 b	2.9 a	3.7 d	0.7 a	3.1 b	2.9 a
Ancast./Dundas/Flambor./Glanbrk.	**	**	3.2 c	**	2.4 c	3.0 b	**	**	2.6 b	3.0 b
Hamilton CMA	**7.9 b**	**5.9 d**	**5.3 b**	**3.9 b**	**4.7 b**	**3.1 b**	**6.7 b**	**3.1 b**	**5.2 a**	**3.6 b**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Hamilton CMA										
	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
Centre	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown Core	4.5 d	**	3.6 b	3.2 c	4.2 b	2.8 b	2.3 c	1.8 c	4.0 b	3.0 b
Central East	++	++	1.7 c	1.4 a	++	1.0 a	++	**	1.7 c	1.2 a
East End	++	++	1.6 b	0.5 a	1.2 a	1.0 a	1.6 c	1.8 c	1.2 a	0.9 a
Central	3.4 c	1.3 a	1.8 c	3.2 c	2.4 c	3.8 c	2.8 b	2.4 c	2.6 a	3.3 c
West End	**	++	6.3 c	3.9 c	5.3 b	4.2 d	6.7 a	**	5.4 b	3.7 c
Mountain	++	++	2.2 b	2.4 c	2.6 b	1.9 c	**	0.9 d	2.6 b	1.9 c
Hamilton City (Zones 1-6)	3.1 c	1.8 c	2.9 c	2.5 c	3.0 c	2.3 c	2.9 c	1.7 c	3.0 c	2.3 c
Grimsby and Stoney Creek	2.8 c	++	2.2 b	0.8 d	3.1 b	1.5 d	**	**	2.6 b	2.2 c
Burlington	5.2 d	2.8 b	3.8 b	4.7 b	3.6 b	4.8 d	4.1 b	3.3 c	3.6 c	4.4 b
Ancast./Dundas/Flambor./Glanbrk.	**	-3.4 c	3.5 b	2.5 c	2.8 b	3.3 c	**	**	3.0 b	3.3 c
Hamilton CMA	**3.6**	**1.7**	**3.0**	**2.9**	**3.1**	**2.8**	**3.2**	**2.5**	**3.1**	**2.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Hamilton CMA										
Pre 1960	5.9	**	5.1	3.5	3.1	2.4	**	**	4.4	3.4
1960 - 1974	4.8	**	3.2	1.8	3.1	1.5	4.4	1.4	3.3	1.7
1975 - 1989	2.8	1.5	3.4	4.5	2.9	1.1	6.1	0.6	3.4	2.6
1990 - 2004	**	**	**	**	**	**	**	**	**	**
2005+	**	**	3.1	**	0.1	**	**	**	1.4	**
Total	5.5	5.1	3.6	2.7	2.9	1.6	5.1	1.9	3.4	2.2

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Hamilton CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Hamilton CMA										
Pre 1960	530	538	687	700	835	841	973	1,021	740	748
1960 - 1974	634	649	785	809	945	978	1,129	1,181	876	907
1975 - 1989	686	692	795	859	978	1,013	1,161	1,209	903	954
1990 - 2004	**	**	**	**	**	**	**	**	**	**
2005+	**	**	**	**	**	**	**	**	**	**
Total	588	592	766	792	932	959	1,130	1,173	854	881

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent $(0 \leq cv \leq 2.5)$, b- Very good $(2.5 < cv \leq 5)$, c - Good $(5 < cv \leq 7.5)$, d - Fair (Use with Caution) $(7.5 < cv \leq 10)$

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Hamilton CMA										
3 to 5 Units	**	**	**	**	**	**	**	**	3.1 d	4.4 d
6 to 19 Units	**	**	5.0 c	4.3 d	2.8 b	2.8 b	**	**	4.2 b	3.9 c
20 to 49 Units	3.4 d	**	4.4 b	2.9 b	3.2 b	2.2 b	**	0.0 d	3.9 b	2.8 b
50 to 99 Units	8.4 c	**	3.9 a	2.0 b	3.7 a	1.5 c	7.1 c	**	4.0 a	1.8 b
100 to 199 Units	4.0 b	**	3.1 a	3.5 c	2.6 a	1.4 a	5.3 b	0.9 a	3.0 a	2.2 a
200+ Units	5.1 a	**	2.5 a	0.4 a	2.5 a	0.3 a	3.2 a	0.0 a	2.6 a	0.4 a
Total	5.5 b	5.1 d	3.6 a	2.7 a	2.9 a	1.6 a	5.1 b	1.9 c	3.4 a	2.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Hamilton CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Hamilton CMA										
3 to 5 Units	515 b	519	697 b	712	856 a	856 a	1,036 b	1,070 b	756 a	759 a
6 to 19 Units	512 a	514 a	674 a	688 a	845 a	861 a	1,016 c	1,070 c	748 a	757 a
20 to 49 Units	572 a	599 a	708 a	731 b	864 a	859 a	993 a	1,054 a	767 a	779 a
50 to 99 Units	618 a	644 a	766 a	784 a	909 a	919 a	1,022 b	1,031 b	835 a	859 a
100 to 199 Units	647 b	664 b	837 a	884 a	987 a	1,026 a	1,164 a	1,227 a	937 a	982 b
200+ Units	**	**	786 a	811 a	959 a	1,032 a	1,192 a	1,726 d	881 a	916 a
Total	588 a	592 a	766 a	792 a	932 a	959 a	1,130 a	1,173 a	854 a	881 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent (0 ≤ cv ≤ 2.5), b- Very good (2.5 < cv ≤ 5), c - Good (5 < cv ≤ 7.5), d - Fair (Use with Caution) (7.5 < cv ≤ 10)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Hamilton CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	**	**	3.5	5.5	5.5	3.8	4.4	**	2.9	3.1	3.7	**
Central East	**	**	6.5	4.1	6.1	3.5	8.5	8.3	6.2	**	**	**
East End	**	**	2.6	5.3	1.9	0.9	3.6	1.7	2.4	1.9	3.0	**
Central	**	**	**	**	**	**	7.5	**	**	**	-	-
West End	**	**	9.9	**	**	1.9	2.3	2.7	2.2	**	**	**
Mountain	**	0.0	2.8	2.7	2.8	1.8	3.7	1.9	3.5	**	1.9	**
Hamilton City (Zones 1-6)	3.5	4.9	5.0	4.6	4.3	3.1	4.5	2.4	3.5	2.4	2.9	0.3
Grimsby and Stoney Creek	**	**	4.1	0.0	3.1	**	4.6	**	**	**	-	-
Burlington	**	0.0	0.8	**	1.0	1.1	2.0	0.6	2.4	1.8	0.5	0.7
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	2.9	**	**	**	**	**	-	-
Hamilton CMA	**3.1**	**4.4**	**4.2**	**3.9**	**3.9**	**2.8**	**4.0**	**1.8**	**3.0**	**2.2**	**2.6**	**0.4**

The following letter codes are used to indicate the reliability of the estimates:

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1]
by Rent Range and Bedroom Type
Hamilton CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Hamilton CMA										
LT $600	**	5.2	**	4.5	**	0.0	**	**	**	4.8
$600 - $699	0.9	**	3.0	3.0	**	0.7	**	**	3.2	3.0
$700 - $799	**	**	3.2	2.1	2.7	2.0	**	**	3.0	2.1
$800 - $899	**	**	2.6	1.4	1.9	1.7	5.9	**	2.3	1.8
$900 - $999	**	**	2.6	5.3	0.9	1.0	2.9	**	1.5	2.2
$1000+	**	**	3.1	2.9	2.9	2.1	4.0	1.7	3.1	2.2
Total	5.5	5.1	3.6	2.7	2.9	1.6	5.1	1.9	3.4	2.2

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	1.9	3.4	**	3.4	2.4
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	2.5	**	2.5	1.4	2.5	1.4
Hamilton City (Zones 1-6)	**	**	**	**	2.8	1.7	2.8	1.6	2.9	1.9
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	1.8	0.8	1.2	0.5	1.3	0.6
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	0.0	**	2.3	1.2	3.2	2.2	2.9	1.9

The following letter codes are used to indicate the reliability of the estimates:

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($)
by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	**	850	894	807	815
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	954	**	1,030	1,027	1,001	1,000
Hamilton City (Zones 1-6)	**	**	**	**	855	802	953	982	914	914
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	1,218	1,231	1,309	1,348	1,261	1,295
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	836	786	1,026	1,034	1,125	1,152	1,082	1,102

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	0	0	0	0	3	3	0	0	3	3
Central East	0	0	0	0	4	4	0	0	4	4
East End	1	1	12	12	217	217	342	346	572	576
Central	0	0	6	6	2	2	3	3	11	11
West End	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Mountain	0	0	0	0	167	167	508	505	675	672
Hamilton City (Zones 1-6)	1	1	18	18	393	393	853	854	1,265	1,266
Grimsby and Stoney Creek	0	0	0	0	4	4	132	132	136	136
Burlington	2	2	48	48	445	446	864	859	1,359	1,355
Ancast./Dundas/Flambor./Glanbrk.	9	9	9	9	6	6	0	0	24	24
Hamilton CMA	**12**	**12**	**75**	**75**	**848**	**849**	**1,849**	**1,845**	**2,784**	**2,781**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	-	-	-	-	**	**	-	-	**	**
Central East	-	-	-	-	**	**	-	-	**	**
East End	**	**	**	**	**	2.9	5.4 c	**	4.6	3.2 d
Central	-	-	**	**	**	**	**	**	**	**
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	3.1	**	3.9 c	1.7	3.7 b	1.6 c
Hamilton City (Zones 1-6)	**	**	**	**	3.0	2.3	4.5	2.0	4.1	2.3
Grimsby and Stoney Creek	-	-	-	-	**	**	**	**	**	**
Burlington	**	**	**	**	3.0 c	2.5 b	2.7 a	1.9 c	2.7	2.1 b
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	**0.0**	**	**3.1**	**2.5**	**4.7**	**3.3**	**4.1**	**3.1**

The following letter codes are used to indicate the reliability of the estimates:
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n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1]
by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown Core	-	-	-	-	-	-	-	-	-	-
Central East	-	-	-	-	-	-	-	-	-	-
East End	**	**	**	**	**	**	++	++	0.7 b	**
Central	-	-	**	-	**	-	**	-	**	-
West End	-	-	-	-	-	-	-	-	-	-
Mountain	-	-	-	-	++	**	5.0	++	**	1.5 d
Hamilton City (Zones 1-6)	**	**	**	**	++	0.8	2.3	++	1.7	**
Grimsby and Stoney Creek	-	-	-	-	-	**	-	**	-	**
Burlington	**	**	**	**	3.0 b	1.3 a	3.2 b	++	3.5 b	++
Ancast./Dundas/Flambor./Glanbrk.	**	**	**	**	**	**	-	-	**	**
Hamilton CMA	**	**	++	**	2.0	1.2	2.8	1.0	2.6	1.1

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	5.2	**	3.9	2.8	3.3	2.2	5.5	**	3.8	3.0
Central East	**	**	5.5	6.4	5.4	3.5	12.1	**	5.9	5.2
East End	**	0.0	2.4	1.3	2.7	0.9	4.3	2.7	2.9	1.2
Central	**	**	6.2	4.2	5.0	3.0	**	**	6.0	3.5
West End	**	0.0	3.4	3.0	2.5	3.5	3.5	0.0	3.0	3.0
Mountain	5.3	**	3.1	1.7	2.7	1.0	3.7	1.2	3.1	1.3
Hamilton City (Zones 1-6)	6.2	5.3	3.9	2.9	3.3	1.9	5.1	2.9	3.8	2.6
Grimsby and Stoney Creek	0.0	0.0	4.2	0.0	3.7	0.9	14.9	7.8	5.0	1.9
Burlington	**	**	1.7	2.1	1.8	1.2	1.8	0.4	1.8	1.3
Ancast./Dundas/Flambor./Glanbrk.	0.0	**	2.3	1.3	2.3	0.6	**	**	2.1	0.9
Hamilton CMA	**5.5**	**5.1**	**3.6**	**2.7**	**2.9**	**1.6**	**4.2**	**2.1**	**3.4**	**2.2**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	571	587	717	756	895	936	1,090	1,176	778	822
Central East	486	505	646	655	772	775	870	904	697	704
East End	570	574	720	725	794	817	879	923	776	789
Central	545	579	687	710	864	907	1,084	1,077	765	785
West End	644	579	789	805	960	984	1,101	1,188	877	884
Mountain	582	579	739	736	882	869	1,014	1,009	832	821
Hamilton City (Zones 1-6)	558	573	717	736	862	882	983	1,006	790	806
Grimsby and Stoney Creek	610	504	704	721	827	851	959	996	786	838
Burlington	930	933	1,020	1,077	1,154	1,203	1,333	1,371	1,140	1,190
Ancast./Dundas/Flambor./Glanbrk.	605	570	836	879	946	962	**	**	903	934
Hamilton CMA	**588**	**592**	**766**	**792**	**936**	**963**	**1,128**	**1,163**	**868**	**894**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	806	800	5,681	5,670	3,553	3,544	185	184	10,225	10,198
Central East	200	197	1,721	1,658	1,371	1,290	171	159	3,463	3,304
East End	56	56	1,688	1,673	2,925	2,924	612	615	5,281	5,268
Central	215	214	1,313	1,318	1,165	1,145	259	261	2,952	2,938
West End	94	95	1,263	1,260	1,130	1,128	204	202	2,691	2,685
Mountain	216	216	3,160	3,160	3,831	3,832	928	925	8,135	8,133
Hamilton City (Zones 1-6)	1,587	1,578	14,826	14,739	13,975	13,863	2,359	2,346	32,747	32,526
Grimsby and Stoney Creek	68	68	540	540	731	727	207	208	1,546	1,543
Burlington	105	104	2,791	2,792	5,360	5,361	1,542	1,543	9,798	9,800
Ancast./Dundas/Flambor./Glanbrk.	28	28	554	554	688	685	76	76	1,346	1,343
Hamilton CMA	**1,788**	**1,778**	**18,711**	**18,625**	**20,754**	**20,636**	**4,184**	**4,173**	**45,437**	**45,212**

** Data suppressed to protect confidentiality or data not statistically reliable.
 - No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Hamilton CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Downtown Core	8.2	**	6.0	4.5	5.7	3.7	6.1	**	6.0	4.5
Central East	**	**	5.7	7.7	5.9	5.5	12.1	**	6.3	6.8
East End	**	0.0	4.3	1.9	4.4	1.8	6.9	3.0	4.8	1.9
Central	**	**	7.8	5.6	7.5	4.3	8.7	**	7.9	4.9
West End	**	0.0	6.4	5.5	5.3	4.9	4.0	0.0	5.8	4.9
Mountain	8.8	**	4.8	2.3	4.5	2.2	6.3	2.3	4.9	2.3
Hamilton City (Zones 1-6)	8.7	5.9	5.7	4.2	5.2	3.2	7.0	3.8	5.7	3.8
Grimsby and Stoney Creek	4.3	0.0	6.4	0.4	6.2	1.7	14.9	9.6	7.2	2.7
Burlington	**	2.6	2.8	3.4	3.2	2.9	3.1	1.3	3.1	2.8
Ancast./Dundas/Flambor./Glanbrk.	0.0	**	3.1	**	2.4	2.9	**	**	2.6	3.0
Hamilton CMA	**7.9**	**5.9**	**5.3**	**4.0**	**4.6**	**3.0**	**5.8**	**3.2**	**5.1**	**3.5**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1]
by Bedroom Type
Hamilton CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Downtown Core	4.5 d	**	3.6 b	3.2	4.2 b	2.8 b	2.3 a	1.8	4.0 b	3.0 b
Central East	++	++	1.7 c	1.4 a	++	1.0 a	++	**	1.7 c	1.2 a
East End	++	0.3 b	1.1 a	1.3 a	1.2 a	0.9 a	1.2 a	**	1.1 a	1.1 a
Central	3.4 c	1.3 a	1.8 c	3.2	2.4 c	3.8 c	2.8 b	2.4 c	2.6	3.3 c
West End	**	++	6.3 c	3.9	5.3 b	4.2 d	6.7 a	**	5.4 b	3.7 b
Mountain	++	++	2.2 b	2.4 c	2.4 c	1.8 d	4.0 d	1.0 d	2.7 b	1.9 c
Hamilton City (Zones 1-6)	3.0	1.8	2.8	2.6	2.9	2.3	2.8	1.6	2.9	2.3
Grimsby and Stoney Creek	2.8 c	++	2.2 b	0.8 d	3.1 b	1.7 c	**	**	2.6 c	1.8 c
Burlington	5.1 d	2.8 b	3.7 b	4.6 b	3.5 b	4.4 c	3.8 b	2.8 b	3.6 b	3.9 b
Ancast./Dundas/Flambor./Glanbrk.	**	-3.0 b	3.6 b	2.4 c	2.8 b	3.3 b	**	**	3.0 b	3.1 b
Hamilton CMA	**3.5**	**1.7**	**3.0**	**2.9**	**3.0**	**2.8**	**3.1**	**2.2**	**3.1**	**2.7**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	**	4.4	2.0	1.5	3.3	1.9	**	6.7	2.9	2.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	604	648	752	782	835	855	934	946	814	836

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent $(0 \leq cv \leq 2.5)$, b- Very good $(2.5 < cv \leq 5)$, c - Good $(5 < cv \leq 7.5)$, d - Fair (Use with Caution) $(7.5 < cv \leq 10)$
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

Zone	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Brantford CMA										
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	107	108	1,511	1,498	2,490	2,493	468	468	4,576	4,567

T** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

Zone	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA										
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	**	5.6 c	3.5	2.0 b	4.7 c	2.9 a	4.8 d	7.4 c	4.3 b	3.2 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1]
by Bedroom Type
Brantford CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Brantford CMA	3.0	**	3.0	2.4	++	1.8	4.0	2.6	**	2.1

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%)
by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA										
Pre 1960	**	**	0.9	**	3.5	1.2	2.5	10.2	2.3	3.3
1960 - 1974	**	7.3	**	2.4	2.7	2.4	0.0	**	2.2	3.1
1975 - 1989	**	0.0	2.3	0.7	3.8	1.6	**	5.2	3.5	1.6
1990 - 2004	-	-	**	**	**	**	**	**	**	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	**	4.4	2.0	1.5	3.3	1.9	**	6.7	2.9	2.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
Brantford CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA										
Pre 1960	**	550	645	660	776	791	**	**	744	758
1960 - 1974	586	591	730	740	778	797	924	930	775	790
1975 - 1989	687	784	789	836	898	919	970	960	862	891
1990 - 2004	-	-	**	**	**	**	**	**	733	**
2005+	-	-	**	**	**	**	**	**	**	**
Total	604	648	752	782	835	855	934	946	814	836

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent (0 ≤ cv ≤ 2.5), b- Very good (2.5 < cv ≤ 5), c - Good (5 < cv ≤ 7.5), d - Fair (Use with Caution) (7.5 < cv ≤ 10)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%)
by Structure Size and Bedroom Type
Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA										
3 to 5 Units	**	**	0.0	**	4.2	**	0.0	**	3.3	3.1
6 to 19 Units	0.0	**	1.5	**	5.0	**	**	**	3.3	2.9
20 to 49 Units	**	7.9	2.4	1.4	1.1	1.6	**	**	1.7	2.0
50 to 99 Units	**	**	1.5	1.7	2.1	1.3	1.9	6.6	1.8	2.2
100+ Units	**	**	**	0.4	**	2.6	**	**	**	2.1
Total	**	4.4	2.0	1.5	3.3	1.9	**	6.7	2.9	2.4

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($)
by Structure Size and Bedroom Type
Brantford CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA										
3 to 5 Units	**	**	**	641 b	732 a	743 a	830 a	828 a	754 a	757 a
6 to 19 Units	555 a	566 a	615 a	643 a	731 a	743 b	**	**	682 a	694 a
20 to 49 Units	606 b	607 b	720 a	727 a	821 a	848 a	916 a	981 a	776 a	798 a
50 to 99 Units	580 b	618 b	786 a	798 a	891 a	904 a	968 a	995 a	859 a	876 a
100+ Units	**	**	801 a	932 a	999 a	1,041 a	**	**	929 a	990 a
Total	604 a	648 b	752 a	782 a	835 a	855 a	934 a	946 a	814 a	836 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%)
by Structure Size and Zone
Brantford CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	3.3 d	3.1	3.3 d	2.9 c	1.7 c	2.0 b	1.8 b	2.2 a	**	2.1 a

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%)[1]
by Rent Range and Bedroom Type
Brantford CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA										
LT $600	0.0	**	0.0	**	0.0	**	**	**	0.0	**
$600 - $699	**	3.3	**	**	**	0.0	**	**	2.7	0.9
$700 - $799	**	**	1.4	1.7	3.1	**	0.0	**	1.9	2.3
$800 - $899	**	**	2.2	1.1	2.3	1.9	0.0	**	2.1	2.4
$900 - $999	**	**	**	3.7	1.4	1.5	**	**	2.4	1.7
$1000+	**	**	**	**	**	4.7	**	11.6	**	6.7
Total	**	4.4	2.0	1.5	3.3	1.9	**	6.7	2.9	2.4

[1] Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%)
by Zone and Bedroom Type
Brantford CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	-	-	-	-	1.2	2.6	3.2	1.1	2.6	1.6

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Brantford CMA										⚙
Zone	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	-	-	-	-	990	968	1,133	1,159	1,090	1,089

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		I Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	0	0	0	0	243	243	500	500	743	743

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	-	-	-	-	4.8	3.7	6.8	2.9	6.2	3.1

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type Brantford CMA										
Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Brantford CMA	-	-	-	-	++	2.3	**	1.8	++	2.1

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	**	4.4	2.0	1.5	3.2	2.0	3.4	3.9	2.9	2.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category   n/s: No units exist in the sample for this category   n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	604	648	752	782	848	866	1,038	1,048	853	872

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	107	108	1,511	1,498	2,733	2,736	968	968	5,319	5,310

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Brantford CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Brantford CMA	**	5.6 c	3.5	2.0 b	4.7 c	3.0 b	5.8 b	5.2 b	4.5 b	3.2 b

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Brantford CMA										
Centre	**Bachelor**		**1 Bedroom**		**2 Bedroom**		**3 Bedroom +**		**Total**	
	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14	Oct-12 to Oct-13	Oct-13 to Oct-14
Brantford CMA	3.0	**	3.0	2.4	++	1.9	4.0	2.4	**	2.1

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category   n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while − indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS − rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

• A Household Rent Survey of all households to collect information about rents.
• A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
• A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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